# Tarrant Appraisal District Property Information | PDF Account Number: 41504801

Latitude: 32.6489128672

TAD Map: 2132-356 MAPSCO: TAR-112B

Longitude: -97.0646105365

### Address: 2451 E SUBLETT RD

City: ARLINGTON Georeference: 33204N-A-1 Subdivision: QT 986 ADD Neighborhood Code: Service Station General

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This map, content, and location of property is provided by Google Services.

# **PROPERTY DATA**

Legal Description: QT 986 ADD Block A Lot 1 Jurisdictions: Site Number: 80877235 CITY OF ARLINGTON (024) Site Name: QUIKTRIP **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAL (224 Site Class: SSConvStore - Svc Station-Convenience Store with Fuel TARRANT COUNTY COLLEGE (225)Parcels: 1 MANSFIELD ISD (908) Primary Building Name: QUIKTRIP / 41504801 State Code: F1 Primary Building Type: Commercial Year Built: 2010 Gross Building Area+++: 5,054 Personal Property Account: 1360640 Net Leasable Area+++: 5,054 Agent: INVOKE TAX PARTNERS (000 Ferdent Complete: 100% Notice Sent Date: 4/15/2025 Land Sqft\*: 64,469 Notice Value: \$2,118,175 Land Acres<sup>\*</sup>: 1.4800 Protest Deadline Date: 5/31/2024 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: RAMOS HOLDINGS LLC

### Primary Owner Address: 13145 LAZY GLEN CT HERNDON, VA 20171

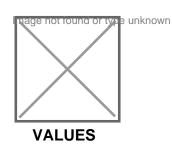
Deed Date: 10/25/2017 Deed Volume: Deed Page: Instrument: D217248551

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TITAN 986 TX LLC	3/3/2010	D210050466	000000	0000000
QUIKTRIP CORPORATION	1/1/2010	000000000000000000000000000000000000000	000000	0000000



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LOCATION



This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,344,547	\$773,628	\$2,118,175	\$2,118,175
2024	\$1,030,603	\$773,628	\$1,804,231	\$1,804,231
2023	\$1,070,603	\$773,628	\$1,844,231	\$1,844,231
2022	\$949,300	\$773,628	\$1,722,928	\$1,722,928
2021	\$933,777	\$773,628	\$1,707,405	\$1,707,405
2020	\$951,372	\$773,628	\$1,725,000	\$1,725,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.